February 4, 2019

The Whitehall City Council, spurred on by their concern for the health and public safety of its residents, is currently in the process of developing a rental inspection program. At the December 18, 2018 Council Meeting, City Council passed an ordinance which requires the registration of rental dwellings as the first step in implementing the program.

Enclosed you will find the registration form along with the ordinance for registration. The fee for registration is $35.00. Please complete the enclosed form and return to the City of Whitehall along with payment for each rental property you own. This registration fee is a one-time only fee unless the property is sold. The new owner will be responsible for re-registering the rental. The deadline for registration is 90 days after the ordinance effective date which was January 9, 2019; therefore, the deadline for registration with payment is May 7, 2019.

The City Council is still in the process of finalizing the inspection portion of the program. Once approved, the ordinance will be posted on our website (www.cityofwhitehall.org) as well as available in the City Clerk’s office for review.

Thank you joining us in improving the public health and safety of our community.
CITY OF WHITEHALL
ORDINANCE 18-08

AN ORDINANCE TO AMEND TITLE XI BUSINESS REGULATIONS BY ADOPTING CHAPTER 116
ENTITLED “RENTAL PROPERTY”

THE CITY OF WHITEHALL ORDAINS:

That Title XI Business Regulations be amended by adopting Chapter 116 “Rental Property” to read as follows:

§116.01 Purpose and Intent

The City of Whitehall recognizes a compelling interest in establishing standards for safe residential rental structures and residential rental units in the City. This ordinance is designed to promote continued maintenance of safe rental properties.

§116.02 Scope

This Article shall apply to any dwelling or part thereof, or any other structure or part thereof, which is occupied by persons other than the owner and the owner’s immediate family, pursuant to any oral or written rental or lease agreement, or other valuable compensation for the purpose of residing therein or thereon. Rental units shall include, but not be limited to single family dwellings, multiple family dwellings or any structure, building or property used for residential dwelling purposes.

This Article shall not apply to hospitals; nursing homes; convalescent homes; foster homes; temporary group shelters provided by legal nonprofit agencies which are inspected, certified, and licensed by the State of Michigan; hotels and motels licensed and inspected by the State of Michigan; apartment complexes under the jurisdiction of a state or federal agency; or short term rental units defined as a unit with an intended duration of less than thirty consecutive days that is inspected by a state or nationally recognized association.

§116.03 Registration

(A) The owner of any rental unit existing as of the effective date of this ordinance, shall be responsible for the registration of each rental unit no later than ninety (90) days after the effective date of this ordinance.

(B) The owner of any rental unit existing after the effective date of this ordinance shall be responsible for the registration of each rental unit prior to allowing occupancy of any new or converted rental dwelling unit.

(C) A new owner of a registered rental unit shall be responsible for the submittal of a new registration within thirty (30) days of assuming ownership.
(D) The owner of any rental unit shall be responsible for submitting any information changes to an existing registration form.

(E) Registration forms will be provided by the City.

(F) It shall be a violation for any owner or agent of the owner to provide inaccurate information for the registration of rental units or fail to provide required information.

(G) A registration fee, as established from time to time by the City Council, shall be paid in full at the time of registration.

§116.04 Penalty

Failure to register within the prescribed time period shall result in a penalty fee as established from time to time by the City Council.

§116.05 Severability

Should any part of this ordinance be held invalid by a Court of Competent Jurisdiction, the remaining parts shall be severable and shall continue in full force and effect.

Debra Hillebrand, Mayor

Brenda Bourdon, City Clerk

Adopted: December 18, 2018
Publish: December 30, 2018
Effective: January 9, 2019

CERTIFICATE

The foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Whitehall at a regular meeting held on December 18, 2018. Public notice was given and the meeting was conducted in full compliance with the Open Meetings Act, (PA267, 1976). Minutes of the meeting will be made available as required by the Act, and the ordinance was duly recorded, posted and authenticated by the Mayor and City Clerk as required by the Charter of said City.

Brenda Bourdon, City Clerk